

MEMO

November 3, 2008

To: ABAG Executive Board

FR: Ken Kirkey, ABAG Planning Director

RE: Regional Adoption of New Priority Development Areas

At the November 20th Executive Board meeting, staff will ask the board to adopt a new set of Priority Development Areas (PDAs) proposed by local governments this year. With Board approval, these areas will become part of the FOCUS Initiative, the San Francisco Bay Area's Regional Blueprint Plan. On October 1, 2008, the ABAG Regional Planning Committee endorsed the staff recommendations for PDA adoption by the Executive Board.

Background

Last year, the ABAG Executive Board adopted the first set of PDAs. Jurisdictions with adopted PDAs have since been eligible to apply for station area planning grants for the planning of Priority Development Areas as complete communities and have been more competitive in applications for funding from regional and state grant programs. Programs for planning and capital funding and technical assistance are being developed to continue supporting the development of Priority Development Areas as viable, transit-served neighborhoods that can accommodate much of the Bay Area's future growth and development. A second call for PDA applications was held this year to allow local governments to submit additional areas for consideration as part of FOCUS.

Priority Development Area Applications Received

The application deadline for submitting a PDA application this year was September 12th, and applicants have until the end of October to submit a supporting local government resolution. Twenty PDA applications were received. Almost half of the applications were from jurisdictions in the North Bay. Staff have reviewed the applications received and have made recommendations for designation of PDAs as Planned or Potential areas. The primary difference between these two designations is that a Planned PDA has both an adopted land use plan and a resolution of support from the city council or county board. In general, these categories relate to readiness for funding: Planned PDAs are eligible for capital infrastructure funds, planning grants, and technical assistance, while Potential PDAs are eligible for planning grants and technical assistance, but not capital infrastructure funds. Staff will continue to move a PDA from the Potential to Planned category upon completion of the applicable plan and resolution.

Recommendation

Staff recommends that the Executive Board adopt the list of Priority Development Areas for inclusion as part of the FOCUS Initiative, the San Francisco Bay Area's Regional Blueprint Plan.

Recommendations for PDA Designation

Area	Recommended Designation	Notes
Alameda, Naval Air Station	Planned/Potential	Bayport/Alameda Landing is Planned; Alameda Point is Potential, given planning process underway
Emeryville, Mixed Use Core	Planned	
San Rafael, Downtown	Planned	
Benicia, Downtown	Planned	
Suisun City, Downtown Waterfront District	Planned	
Vacaville, Downtown	Planned	
Vacaville, Allison Policy Plan Area	Planned	
Cotati, Downtown and Depot	Planned/Potential	Depot area is Planned. Downtown is Potential given Specific Plan in process.
Santa Rosa, Mendocino/Santa Rosa Corridor	Potential	Planning in process
Santa Rosa, Sebastopol Road Corridor	Planned/Potential	Planned for area subject to Corridor Plan
Windsor, Redevelopment Project Area	Planned	
Gilroy, Downtown Specific Plan	Planned	
Morgan Hill, Downtown	Potential	Specific Plan in process
Sunnyvale, Lawrence Station Transit Village	Potential	SAP or Precise Plan has been proposed in a current study of the station area
Sunnyvale, Downtown	Planned	Majority of area in Downtown Specific Plan. Remainder considered in General Plan.
Sunnyvale, El Camino Real Corridor	Planned	
San Francisco, 19th Avenue Corridor: County Line to Eucalyptus Drive	Potential	No specific land use plan
Orinda, Downtown	Potential	Specific Plan in process
Pinole, Old Town	Potential	Specific Plan in process
San Ramon, North Camino Ramon Plan Area	Potential	Planning in process

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 10-08**

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

RESOLUTION NO. 10-08

**RESOLUTION AFFIRMING PRIOR ADOPTION OF PRIORITY DEVELOPMENT
AREAS AND PRIORITY CONSERVATION AREAS AND ADOPTING NEW PRIORITY
DEVELOPMENT AREAS AS RECOMMENDED**

WHEREAS, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) in coordination with the Bay Area Air Quality Management District (BAAQMD) and Bay Conservation and Development Commission (BCDC) (collectively, the “regional agencies”) are undertaking the FOCUS Initiative, the San Francisco Bay Area’s Regional Blueprint Plan; and

WHEREAS, the FOCUS Initiative includes the designation of Priority Development Areas (PDAs) nominated by local jurisdictions: infill development opportunities within existing communities, near existing or planned fixed transit or served by comparable bus service, and planned for more housing; and

WHEREAS, the FOCUS Initiative includes the designation of Priority Conservation Areas (PCAs): areas of regional significance that have broad community support and an urgent need for protection and that provide important agricultural, natural resource, historical, scenic, cultural, recreational, and/or ecological values and ecosystem functions; and

WHEREAS, the Executive Board of ABAG unanimously voted at its November 17, 2007 meeting to designate the Planned and Potential PDAs listed (with their current Planned/Potential Designation) in Attachment A-2 to this resolution; and

WHEREAS, the Executive Board of ABAG unanimously voted at its July 17, 2008 meeting to designate the PCAs listed in Attachment B to this Resolution; and

WHEREAS, a second round of nominations by local governments for designation of PDAs has concluded and the Regional Planning Committee (RPC) and staff recommend designation of the Planned and Potential PDAs listed in Attachment A-1.

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NOW, THEREFORE, BE IT RESOLVED, by the Executive Board of the Association of Bay Area Governments, that its prior adoption of Priority Development Areas and Priority Conservation Areas are hereby affirmed and the adoption of new Priority Development Areas recommended by the Regional Planning Committee and staff, all as reflected in the Attachments A-1, A-2 and B to this resolution are hereby approved.

The foregoing adopted by the Executive Board this 20th day of November, 2008.

Rose Jacobs Gibson
President

Certification of Executive Board Approval

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 20th day of November, 2008.

Henry L. Gardner
Secretary-Treasurer

Approved as To Legal Form

Kenneth K. Moy
Legal Counsel

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ATTACHMENT A-1

**PRIORITY DEVELOPMENT AREAS
(adopted FY 2008-09)**

Area	Designation
Alameda County	
Alameda, Naval Air Station	Planned/Potential
Emeryville, Mixed Use Core	Planned

Contra Costa County	
San Ramon, North Camino Ramon Plan Area	Potential
Orinda, Downtown	Potential
Pinole, Old Town	Potential

Marin County	
San Rafael, Downtown	Planned

San Francisco City/County	
San Francisco, 19th Avenue Corridor: County Line to Eucalyptus Drive	Potential

Santa Clara County	
Gilroy, Downtown Specific Plan	Planned
Morgan Hill, Downtown	Potential
Sunnyvale, Lawrence Station Transit Village	Potential
Sunnyvale, Downtown	Planned
Sunnyvale, El Camino Real Corridor	Planned

Solano County	
Benicia, Downtown	Planned
Suisun City, Downtown Waterfront District	Planned
Vacaville, Downtown	Planned
Vacaville, Allison Policy Plan Area	Planned

Sonoma County	
Cotati, Downtown and Depot	Planned/Potential
Santa Rosa, Mendocino/Santa Rosa Corridor	Potential
Santa Rosa, Sebastopol Road Corridor	Planned/Potential
Windsor, Redevelopment Project Area	Planned

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ATTACHMENT A-2

**Priority Development Areas
(adopted FY 2007-08)**

Alameda County

Area	Designation
Alameda County, Urban Unincorporated	Potential
Berkeley, Adeline Street	Potential
Berkeley, Downtown Berkeley	Planned
Berkeley, San Pablo Avenue	Planned
Berkeley, South Shattuck	Planned
Berkeley, Telegraph Avenue	Potential
Berkeley, University Avenue	Planned
Dublin, Town Center	Planned
Dublin, West Dublin BART	Planned
Dublin, Dublin Transit Center	Planned
Fremont, Centerville	Planned
Fremont, Central Business District	Planned
Fremont, Irvington District	Planned
Hayward, The Cannery	Planned
Hayward, Downtown	Planned
Hayward, South Hayward BART	Planned
Livermore, Downtown	Planned
Newark, Dumbarton Transit	Potential
Newark, Old Town	Potential
Oakland	Potential
Pleasanton, Hacienda	Potential
San Leandro, E 14th Street	Planned
San Leandro, Bay Fair BART	Potential
San Leandro, Downtown	Planned
Union City, Intermodal Station District	Planned

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Contra Costa County

Area	Designation
Contra Costa County, Pittsburg/Bay Point	Planned
Contra Costa County, Pleasant Hill BART	Planned
Contra Costa County, El Sobrante	Potential
Antioch, Hillcrest eBART	Potential
Antioch, Rivertown Waterfront	Potential
Concord, Community Reuse Project	Potential
El Cerrito, San Pablo Avenue	Planned
Hercules, Central Hercules	Planned
Hercules, Waterfront District	Planned
Lafayette, Downtown	Planned
Martinez, Downtown Martinez Intermodal	Planned
Moraga	Potential
Oakley, Employment Focus Area	Potential
Oakley, Downtown Focus Area	Potential
Oakley, Potential Planning Area	Potential
Pittsburg, Downtown	Planned
Pittsburg, Railroad Avenue eBART	Potential
Pleasant Hill, Buskirk Avenue Corridor	Potential
Pleasant Hill, Diablo Valley College	Potential
Richmond (joint with CCC), North Richmond	Potential
Richmond, Central Richmond/Transit Village	Planned
Richmond, South Richmond	Planned
San Pablo Avenue Corridor (WCCTAC)	
El Cerrito	Planned
Richmond: South of Montalvin Manor	Potential
Richmond: San Pablo Avenue	Potential
McDonald Avenue	Planned
San Pablo (including 23 rd Street)	Potential
Montalvin Manor	Planned
Pinole, Downtown	Potential
Hercules	Planned
Rodeo	Planned
San Ramon	Planned
Walnut Creek	Planned

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Marin County

Area	Designation
Marin County, Unincorporated	
101 Corridor	Potential

San Francisco City and County

Area	Designation
Bayview Hunters Point/Candlestick	Planned
Balboa Park/Market & Octavia	Potential/Planned
Downtown Neighborhoods/Transit Infill	Planned
Eastern Neighborhoods	Potential
Executive Park/Schlage Lock/Visitation Valley	Potential
Mission Bay	Planned
Port of San Francisco	Planned
Transbay	Planned
Treasure Island	Planned

San Mateo County

Area	Designation
C/CAG	
Menlo Park	Potential
Redwood City	Planned
San Carlos	Planned
Belmont	Potential
San Mateo City	Planned
Burlingame	Potential
Millbrae	Planned
San Bruno	Planned
Colma	Potential
San Mateo County	Potential
South San Francisco	Potential
Daly City	Potential
Daly City, Bayshore	Potential

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Daly City, Mission Street Corridor	Potential
Menlo Park	Potential
Millbrae, Transit Station	Planned
Redwood City, Downtown	Planned
San Bruno	Planned/Potential
San Carlos, El Camino Real	Planned
San Mateo City, Downtown	Planned
San Mateo City, El Camino	Planned
San Mateo City, Rail Corridor	Planned

Santa Clara County

Area	Designation
Campbell, Central Redevelopment Area	Planned
Mountain View, Wishon Station	Potential
Palo Alto, California Avenue	Planned
San Jose, Central & North San Jose	Planned
Evergreen	Planned
Communications Hill	Planned
VTA, Cores, Corridors & Stations	Potential
Campbell	Potential
Cupertino	Potential
Gilroy	Potential
Los Altos	Potential
Los Gatos	Potential
Milpitas	Planned
Morgan Hill	Potential
Mountain View	Potential
Palo Alto	Potential
San Jose	Potential
Santa Clara	Potential
Saratoga	Potential
Sunnyvale	Potential
Unincorporated Santa Clara County	Potential

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Solano County

Area	Designation
Fairfield, Downtown South, Jefferson Street/Union Avenue	Planned
Fairfield, Fairfield/Vacaville Train Station	Potential
Fairfield, West Texas Street Gateway	Potential
Fairfield, North Texas Street Core	Potential
Vallejo, Waterfront & Downtown	Planned

Sonoma County

Area	Designation
Cloverdale, Downtown/SMART Transit	Potential
Petaluma, Central, Turning Basin/Lower Reach	Planned
Rohnert Park, Sonoma Mountain Village	Potential
Santa Rosa, Downtown Station Area	Planned
Sebastopol Nexus Area	Potential

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ATTACHMENT B

**Priority Conservation Areas
(adopted FY 2008-09)**

ALAMEDA COUNTY

Area Name	Lead Nominating Agency
Leona Canyon Creek Tributaries	City of Oakland
Temescal Creek/North Oakland	City of Oakland
Ridgemont West	City of Oakland
South Hills, San Leandro Creek	City of Oakland
East Bay Greenway	City of Oakland
Butters Canyon/Headwaters of Peralta Creek	Butters Land Trust
North Livermore, South Livermore Valley	City of Livermore
Albany Hill	City of Albany
Union City Hillside Area	City of Union City
Site 1-Coyote Hills	City of Fremont
Chain of Lakes Area	East Bay Regional Park District (EBRPD)
Bethany Reservoir Area	EBRPD
Cedar Mountain Area	EBRPD
Duarte Canyon Area	EBRPD
Potential Oakland Gateway Area	EBRPD
Potential Tesla Area	EBRPD

CONTRA COSTA COUNTY

Area Name	Lead Nominating Agency
Central Hercules and Waterfront District	City of Hercules
Big Canyon Preserve	City of San Ramon
MOSO and NON-MOSO Open Space	Town of Moraga
Acalanes Ridge Open Space	City of Walnut Creek
Indian Valley	East Bay Municipal Utility District
Burton Ridge	City of Lafayette
Lafayette Ridge	City of Lafayette
Contra Costa County Agricultural Core	Contra Costa County, Community Development Dept

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Area Name	Lead Nominating Agency
East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (ECCC HCP/NCCP)	Contra Costa County
Point Edith Wetlands Area	EBRPD
Delta Recreation Area	EBRPD
Potential Pinole Watershed Area	EBRPD

MARIN COUNTY

Area Name	Lead Nominating Agency
3rd Valley Creek/Chicken Ranch Beach Conservation Area	Tomales Bay Watershed Council
San Geronimo Valley headwaters of the Lagunitas Watershed & shore of Tomales Bay	Salmon Protection And Watershed Network
Marin County Agricultural Lands	Marin Agricultural Land Trust
Marin City Ridge	National Park Service, Golden Gate National Recreation Area
North GGNRA Lagunitas Creek Parcels	National Park Service, Golden Gate National Recreation Area
Central Marin Ridge lands	Marin County Parks and Open Space Dept
North County Gateway	Marin County Parks and Open Space Dept
Bothin Waterfront	Marin County Parks and Open Space
Big Rock Ridge Lands	Marin County Parks and Open Space Dept
Tiburon Ridge Lands	Marin County Parks and Open Space Dept
Bowman Canyon	Marin Conservation League
St. Vincent's and Silveira Properties	Marin Audubon Society/Marin Baylands Advocates
Central Marin Bayfront, Madera Bay Park	Marin Audubon Society/Marin Baylands Advocates
Central Marin Bayfront, Canalways	Marin Audubon Society

NAPA COUNTY

Area Name	Lead Nominating Agency
Napa County Agricultural Lands and Watersheds	County of Napa
Blue Oak Woodlands of the Lake District	Napa County Regional Park and Open Space District
Interior Mountains – Moore Creek to Milliken Creek	Napa County Regional Park and Open Space District

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Area Name	Lead Nominating Agency
Palisades—Mt St Helena to Anqwin	Napa County Regional Park and Open Space District
Southern Mountains -- Skyline Park to Newell Preserve	Napa County Regional Park and Open Space District
Napa Valley - Napa River Corridor	Land Trust of Napa County
Bothe-Napa Valley State Park to Sugarloaf Ridge State Park Priority Conservation Area	Save-the-Redwoods League
Redwood & Dry Creek Watersheds Priority Conservation Area	Save-the-Redwoods League
Lake Curry/Suisun Creek Watershed	Napa County Regional Park and Open Space District

SANTA CLARA COUNTY

Area Name	Lead Nominating Agency
Upper Stevens Creek Watershed Area	Midpeninsula Regional Open Space District
Upper Los Gatos Creek Watershed	Midpeninsula Regional Open Space District
East Berryessa Foothills	Santa Clara County Parks & Recreation Dept
Alum Rock Foothills	Santa Clara County Parks & Recreation Dept
Joseph D. Grant to Coyote Ridge	Santa Clara County Parks & Recreation Dept
East Coyote Foothills to Almaden Quicksilver	Santa Clara County Parks & Recreation Dept
Anderson/Coyote Connection	Santa Clara County Parks & Recreation Dept
East Gilroy Foothills	Santa Clara County Parks & Recreation Dept
South County Regional Trail Connection	Santa Clara County Parks & Recreation Dept
Lexington Hills	Santa Clara County Parks & Recreation Dept
Sanborn Skyline	Santa Clara County Parks & Recreation Dept
Baylands	Santa Clara County Parks & Recreation Dept
Soap Lake	The Nature Conservancy
Rancho Canada	Santa Clara County Open Space Authority
South County Agriculture	Santa Clara County Open Space Authority
Pescadero/Tar Creek	Santa Clara County Parks & Recreation Dept
Paradise Valley to Calero	Santa Clara County Parks & Recreation Dept

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SAN FRANCISCO CITY AND COUNTY

Area Name	Lead Nominating Agency
Aquavista/Twin Peaks	City of San Francisco Planning Dept
Palou-Phelps, Bayview	City of San Francisco Planning Dept
Sutro Tower, Inc	California Native Plant Society Yerba Buena Chapter
Bayview Hill radio property	California Native Plant Society Yerba Buena Chapter

SOLANO COUNTY

Area Name	Lead Nominating Agency
Vacaville-Fairfield-Solano Greenbelt and Cement Hill	City of Fairfield
Western Hills (including part of the Vallejo Lakes Property)	Solano County
Tri City and County Cooperative Planning Area	Solano County
Blue Ridge Hills (Vaca Mountains)	Solano County

SAN MATEO COUNTY

Area Name	Lead Nominating Agency
Montara Mountain Complex	Peninsula Open Space Trust
Lobitos Ridge Corridor	Peninsula Open Space Trust
Gateway to the San Mateo County Coast	Midpeninsula Regional Open Space District
Pacifica Conservation Area: South of Mussell Rock to McNee Ranch State Park	National Park Service, Golden Gate National Recreation Area
Upper San Gregorio Creek Headwaters	Midpeninsula Regional Open Space District
San Francisco Watershed Lands to Wilder Ranch State Park Priority Conservation Area	Save-the-Redwoods League

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SONOMA COUNTY

Area Name	Lead Nominating Agency
Upper Mark West Watershed	Sotoyome Resource Conservation District
Petaluma Watershed Southeastern Portion	Southern Sonoma County Resource Conservation District
Laguna de Santa Rosa	Laguna de Santa Rosa Foundation
Santa Rosa Plain	Laguna de Santa Rosa Foundation
Coastal Sonoma to Armstrong Redwoods	Save-the-Redwoods League
Pitkin Marsh – Atascadero Creek Watershed	Sonoma Land Trust
Sonoma Baylands	Sonoma Land Trust
The Cedars	Sonoma Land Trust
Northern Mayacamas	Sonoma Land Trust
Coastal Access and Resource Protection	Sonoma County Agricultural Preservation and Open Space District
Coastal Agriculture	Sonoma County Agricultural Preservation and Open Space District
Sonoma County Gateway	Sonoma County Agricultural Preservation and Open Space District
Russian River Access	Sonoma County Regional Parks Dept
Sonoma Mountain	Sonoma County Agricultural Preservation and Open Space District

MULTIPLE COUNTIES

Area Name	Lead Nominating Agency
San Francisco Bay Trail – Bay Area Ridge Trail	San Francisco Bay Trail Project
Regional Trails System Gaps	East Bay Regional Park District

